

TRANSFER
TAX
PAIDP/O
37-128

WARRANTY DEED

WATERVILLE OSTEOPATHIC HOSPITAL, a non-profit corporation, duly organized and existing under the laws of the State of Maine, with a place of business in Waterville, County of Kennebec, State of Maine, for consideration paid, grants to LAKEWOOD MANOR, a non-profit corporation, duly organized and existing under the laws of the State of Maine, with a place of business in Waterville, County of Kennebec, State of Maine, with warranty covenants, a certain lot or parcel of land located in Waterville, County of Kennebec, State of Maine, further bounded and described as follows:

025056

Beginning at a steel pin found and located on the westerly line of land now or formerly of Lakewood Manor as recorded in Kennebec County Registry of Deeds, Book 1875, Page 276, at the southeast corner of a 20-foot wide and 65-foot long strip that extends to a certain Sewage Easement as recorded in said Registry, Book 1276, Page 489; thence S 00° 00' W along the westerly line of land now or formerly of Lakewood Manor for 130.0 feet to a point; thence S 45° 00' E along land now or formerly of Lakewood Manor for 205.0 feet to a point (previous survey maps show a steel pin at this point, but none was found in 1994); thence S 90° 00' E along land now or formerly of Lakewood Manor for 205.0 feet to a steel pin found; thence in a generally southwesterly direction for about 125 feet, more or less, along a line which would intersect tangentially, a 52.0-foot radius located on the southwesterly corner of a building called Buxton View; thence along a curve to the left having a radius of 52.0 for about 40 feet, more or less, until a line drawn tangent to this curve would intersect a radius of 52.0 feet drawn from the southwesterly corner of the incinerator building; thence along the line drawn tangent to both curves for about 110 feet, more or less; thence along a curve to the left for about 15 feet, more or less, until a line drawn tangent to this curve would strike a steel pin located behind the incinerator building; thence along that last-described line for about 20 feet, more or less, to the steel pin; thence in a southwesterly direction for about 400 feet, more or less, to an angle point in the centerline of the Sewage Easement as recorded in said Registry, Book 1276, Page 489; thence northerly along the centerline of the Sewage Easement for 700 feet, more or less, to a point where a line drawn from the steel pin at the point of beginning would intersect the centerline of the Sewage Easement at right angles; thence S 90° 00' E for 75.0 feet to a steel pin and the point of beginning.

Being a portion of land conveyed to the Waterville Osteopathic Hospital and recorded in Kennebec County Registry of Deeds, Book 1510, Page 835, and a portion of land conveyed to Waterville Osteopathic Hospital and recorded in said Registry, Book 1554, Page 38 and Book 1364, Page 194. The herein described parcel of land contains 3.6 acres, more or less.

The pins described in this conveyance are shown on a plan titled

"Standard Boundary Survey, Survey of a Portion of the Premises of Waterville Osteopathic Hospital" dated August 1987 and found in the files of Rowe and Wendell.

This description was based on information taken from that plan and measurements made graphically from that plan. No field survey was performed. No new monuments were set.

IN WITNESS WHEREOF Waterville Osteopathic Hospital has caused this instrument to be signed and sealed in its corporate name by Wilfred J. Addison, its Chief Executive Officer, thereunto duly authorized, this 16th day of September, 1994.

WATERVILLE OSTEOPATHIC
HOSPITAL

By Wilfred J. Addison
Wilfred J. Addison

STATE OF MAINE
COUNTY OF KENNEBEC

September 16, 1994

Personally appeared the above-named Wilfred J. Addison, Chief Executive Officer of said Grantor Corporation and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said Corporation.

Before me,

Waldemar G. Buschmann
Attorney-At-Law

Printed Name: ~~Waldemar G. Buschmann~~
Waldemar G. Buschmann

16091294

RECEIVED KENNEBEC CO.

94 SEP 19 AM 9:00

ATTEST: Harold Reed Mann
REGISTER OF DEEDS